



# Howard County Council

George Howard Building  
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Ellicott City, Maryland 21043-4392

## COUNCILMEMBERS

Calvin Ball, Chairperson  
District 2  
Jon Weinstein, Vice Chairperson  
District 1  
Jennifer Terrasa  
District 3  
Mary Kay Sigaty  
District 4  
Greg Fox  
District 5

## Special Legislative Work Session

Howard County Council  
Monday, July 11, 2016  
Banneker Room  
8:30 a.m.

### Minutes (approved)

The Chairperson opened the work session at 8:41 a.m.

Members Present: Calvin Ball, Chairperson; Jon Weinstein, Vice Chairperson; Greg Fox; Mary Kay Sigaty; Jen Terrasa.

Staff Present: Jessica Feldmark, Council Administrator; Craig Glendenning, County Auditor; Gary Kuc, County Solicitor

### Affordable Housing in Downtown Columbia

Carl DeLorenzo referenced two handouts provided to show how all the pieces of legislation in the Administration's proposal and began addressing the questions which Council Members had sent in advance of the work session. Tom Carbo, Jeff Bronow, Randy Clay, Greg Fitchitt, and Paul Casey joined him in answering questions from the Council.

Council members requested the following additional information:

- A copy of the full allocations chart projected to show all 6400 units for Downtown Columbia
- A merged table to show how the allocations chart relates to the phasing progression chart
- Clarification on how parking spaces reserved for (the customers or employees of) a particular tenant relate to the shared parking calculations
- An update on the current plan for enhancing transit options Downtown to help accommodate the decreased parking requirements
- An update to the parking analysis provided last fall
- Review and correct if needed the Administration's FAQ regarding gap financing
- Have the Library System and Fire Department attend a future work session to share their thoughts regarding the plans under the DRRA for their facilities
- A copy of the proposed FDP amendment that includes the area of the Crescent where the new library is currently envisioned

- For the library site, a comparison of the value of the land at the current site, the value of the new site, the value of the air rights at each, and the cost of providing parking for the new library
- The value of the land and/or air rights being conveyed by HHC at each of the LIHTC sites
- Have Office of Transportation attend future work session to address questions and concerns about the Transit Center

### **Downtown Columbia TIF**

Stan Milesky provided an overview of the proposed TIF. Greg Fitchitt, Keenan Rice, and Alan Cason joined him to answer questions from the Council. Diane Wilson apologized for the confusion caused by inaccuracies in the FAQs about the TIF and stated that the Administration will review and correct the FAQs on the website.

Council members requested the following additional information:

- Assumptions document to clarify all of the assumptions that went into the TIF documents provided
- How those assumptions relate to the broader economic forecasts for the County
- An analysis of how issuing this TIF may impact the County's bond rating
- An alternative version of Schedule XXXVIII showing only property tax revenue
- An alternative projection for Schedule XXXVIII using a lower inflation factor
- An alternative version of Schedule XXXVIII reflecting the full cost of all the capital projects included in "estimated capital costs"
- Additional detail clarifying how the special tax would potentially impact LIHTC projects
- An example of the "waterfall" model using hypothetical numbers
- Bond documents, trust indenture lay out the specific details of the waterfall
- Specific explanation of where any shortfall in debt service for the school is guaranteed by the special tax
- Detailed explanation of the "but for" test including what part(s) of the development program could or could not go forward without the TIF, or with only certain portions of the TIF

The meeting was adjourned at 1:00 p.m.